020.A	0004	0305.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	551,700	/	551,700
USE VALUE:	551,700	/	551,700
ASSESSED:	551,700	/	551,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 305

Owner 1:	MITCHELL A. KATALIN
Owner 2:	
Owner 3:	
Street 1:	169 CENTRAL ST
Street 2:	
Twn/City:	FRAMINGHAM
St/Prov:	MA Cntry: Own Occ: N
Postal:	01701 Type:

PREVIOUS OWNER

Owner 1:	CHASTAIN PATRICIA -
Owner 2:	ACL REALTY TRUST -
Street 1:	34 HAMILTON ROAD #305
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 1194 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	551,700			551,700
Total Card	0.000	551,700			551,700
Total Parcel	0.000	551,700			551,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.06 | /Parcel: 462.06

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 020.A-0004-0305.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	551,700	0	.		551,700		Year end	12/23/2021
2021	102	FV	535,000	0	.		535,000		Year End Roll	12/10/2020
2020	102	FV	438,200	0	.		438,200	438,200	Year End Roll	12/18/2019
2019	102	FV	411,800	0	.		411,800	411,800	Year End Roll	1/3/2019
2018	102	FV	368,900	0	.		368,900	368,900	Year End Roll	12/20/2017
2017	102	FV	343,200	0	.		343,200	343,200	Year End Roll	1/3/2017
2016	102	FV	343,200	0	.		343,200	343,200	Year End	1/4/2016
2015	102	FV	322,200	0	.		322,200	322,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHASTAIN PATRIC	73561-578	1	10/30/2019		631,000	No	No		
PENNINGTON S. G	51238-547		5/30/2008		427,500	No	No		Anita C Lannom - DOD: 06/14/2019 BK: 73561 P
MARABELLA T.	29694-213		1/22/1999		200,000	No	No		
FEDERAL DEP INS	27507-381		1/22/1998		200,000	No	No		R

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/26/2019	SQ Returned	JO	Jenny O
12/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6049																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

PRINT

Date	Time
12/29/21	20:35:13

LAST REV

Date	Time
04/27/20	15:38:19

apro

User Acct

145765

GIS Ref

GIS Ref

Insp Date

12/13/17

!1790!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	145765
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PAT ACCT. 1790

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	W25 - WATER 25		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	W - Water View
Total Units:	
Floor:	3 - 3rd Floor
% Own:	0.441900015
Name:	34 - 6049

DEPRECIATION

Phys Cond:	GD - Good	16. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		16.3 %

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.00251257
Const Adj.:	1.27338755
Adj $ / SQ:	414.891
Other Features:	44918
Grade Factor:	1.00
NBHD Inf:	1.22000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	659163
Depreciation:	107444
Depreciated Total:	551719

COMMENTS

Building Number 34.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	4	BRs:	2	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	506.17
Special Features:	0	Val/Su Net:	462.06
Final Total:	551700	Val/Su SzAd	462.06

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,194	414.890	495,380
Net Sketched Area:		1,194	Total:	495,380
Size Ad	1194	Gross Area	1194	FinArea 1194

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

020.A-0004-0305.0

IMAGE

AssessPro Patriot Properties, Inc